



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.us](http://www.howardcountymd.us)

FAX 410-313-3467

TDD 410-313-2323

**ADDENDUM TO TECHNICAL STAFF REPORT**  
**Amendment Submitted on May 23, 2007**  
**Planning Board Meeting of June 21, 2007**  
**County Council Hearing to be scheduled**

**Case No./Petitioner:** ZRA-85 – Greenebaum and Rose, Inc.

**Request:** To amend two subsections of Section 128.G. of the Zoning Regulations to add a provision to allow property in the R-ED district to be developed as a traditional residential neighborhood while still honoring the intent of the R-ED district to preserve environmental areas, and to add a provision to allow for flexibility in frontage and the location of off-street parking and garages.

**Department of Planning and Zoning Recommendation:**

**APPROVAL OF AMENDMENTS A AND B WITH MODIFICATIONS**

1. DESCRIPTION OF PROPOSAL

- The Petitioner proposes two amendments to Section 128.G. of the Zoning Regulations to add provisions to allow property in the R-ED district to be developed as a traditional residential neighborhood while still honoring the intent of the R-ED district to preserve environmental areas, and to allow greater flexibility in the location of off street parking and garages.
- The proposed amendment would provide for flexibility in the location of off-street parking and garages (“Amendment A”).
- The proposed amendment would allow flexibility in allocating the more formal open space areas in what is a requirement for a total of 50 percent of the site to be open space. It would also provide for flexibility in required frontage (“Amendment B”).
- The proposed amendments would add text to Section 128.G. as follows (CAPITALS indicate text to be added):

**G. Traditional Residential Neighborhoods**

**4. Other Provisions**

The following additional requirements shall apply in Traditional Residential Neighborhoods:

- a. Off street parking lots and garages shall be PREDOMINATELY located to the side or rear of the principal structure.

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- b. A minimum of 20 percent of the required open space shall be devoted to squares and small, formal parks. At least 25 percent of the perimeter of each square or formal park shall front on a street or private drive, provided that public access shall be provided along the entire distance of such required frontage on a private drive. FOR THE R-ED ZONE, THE MINIMUM REQUIRED OPEN SPACE DEVOTED TO SQUARES AND SMALL FORMAL PARKS SHALL NOT BE LESS THAN FIVE PERCENT OF THE REQUIRED OPEN SPACE, AND THE DIRECTOR MAY APPROVE ALTERNATE FRONTAGE ON A CASE BY CASE BASIS.

## **II. EXISTING REGULATIONS**

Currently, the regulations require that off-street parking lots and garages be located to the side or rear of the principal structure.

Currently, the Traditional Residential Neighborhoods requirements of the Zoning Regulations require that at least 20 percent of the required open space be devoted to squares and small, formal parks. It is also requires that 25 percent of the perimeter of each square or formal park front on a street or private drive with provisions. In the R-ED zoning district, 50 percent of the gross area of a proposed subdivision is required by the Subdivision and Land Development Regulations to be devoted to open space.

## **III. BACKGROUND INFORMATION**

### **A. Scope of Proposed Amendments**

- Proposed Amendment A would provide flexibility in the location of off-street parking by amending the text to include “predominately” in the section which specifies that these features be located to the side or rear of a principal structure. The proposal does not contain language which would limit this portion of the proposed amendment to the R-ED zoning district; therefore, proposed Amendment A would be applicable to all zoning districts eligible for TND development.
- Proposed Amendment B would be applicable only to properties within the R-ED district which are developed under the TND provisions. It would not be applicable to other zoning districts.
- Proposed Amendment B would not decrease the 50 percent open space requirement for R-ED development, it would only decrease the percentage of open space within the 50 percent devoted to squares and small formal parks from 20 percent to five percent.
- In addition Amendment B would allow the requirement that 25 percent of the perimeter of each square or formal park front on a street or private drive to be approved for alternate amounts on a case by case basis.

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#### **IV. EVALUATIONS AND CONCLUSIONS**

##### **A. Relation to the Zoning Regulations**

- The TRN provisions of Section 128.G. were effective with the 1993 Comprehensive Zoning. The purpose is to allow the concepts of traditional neighborhood design to be applied to developments which are entirely or primarily residential.
- Under the TRN provisions, in order to achieve necessary design flexibility, exceptions to the setbacks for the zoning district in which the property is located are permitted.
- While greater design flexibility is encouraged under the TRN provisions, parking lots should continue to be located in areas which would have the least visual impact on the site and surrounding sites. Garages may be located in alternate site locations if there are unusual site features that require it.

#### **V. RECOMMENDATION**

##### **APPROVAL OF AMENDMENTS A AND B WITH MODIFICATIONS**

The Department of Planning and Zoning recommends that the request to amend Section 128.G.4.a. of the Zoning Regulations to provide for flexibility in the location of off-street parking and garages be DENIED as submitted. In order to limit the amendment to the R-ED zoning district and allow design flexibility on a case by case basis, the Department of Planning and Zoning recommends APPROVAL of the following alternate language:

- a. Off street parking lots and garages shall be located to the side or rear of the principal structure. SOME EXCEPTIONS MAY BE APPROVED IN THE R-ED DISTRICT FOR GARAGE LOCATIONS IF REQUIRED TO ACCOMMODATE USUSUAL SITE FEATURES OR DESIGN REQUIREMENTS.

The Department of Planning and Zoning recommends that the request to amend Section 128.G.4.b. of the Zoning Regulations to provide that the minimum required open space devoted to squares and small formal parks in the R-ED district shall not be less than five percent of the required open space and that alternate frontage be approved by the Director on a case by case basis be DENIED as submitted. In order to allow design flexibility on a case by case basis, the Department of Planning and Zoning recommends APPROVAL of the following alternate language:

- b. A minimum of 20 percent of the required open space shall be devoted to squares and small, formal parks. At least 25 percent of the perimeter of each square or formal park shall front on a street or private drive, provided that public access shall be provided along the entire distance of such required frontage on a private drive. FOR THE R-ED ZONE, THE MINIMUM REQUIRED OPEN SPACE DEVOTED TO SQUARES AND SMALL FORMAL PARKS SHALL NOT BE LESS THAN FIVE PERCENT OF THE REQUIRED OPEN SPACE, AND ALTERNATE FRONTAGE MAY BE APPROVED ON A CASE BY CASE BASIS.

Marsha S. McLaughlin 06/13/07  
Marsha McLaughlin, Director Date

NOTE: The file is available for public review at the Department of Planning and Zoning Public Information Counter.

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